



1 Levysdene, Merrow, Guildford, Surrey, GU12RS









5 bedrooms (3 en-suites)  
Sitting room  
Family room  
Kitchen/dining room  
Utility room  
Family bathroom  
Driveway & garage  
Landscaped rear garden  
Tenure Freehold  
Council tax band G  
EPC B

Beautifully presented five-bedroom family home, close to excellent schools.

Conveniently situated within walking distance of several excellent schools, 1 Levylsdene is a beautifully presented and creatively extended five-bedroom family home.



The property offers generously proportioned accommodation, arranged over three floors. On the ground floor, the impressive main reception room has been fitted with an AmBx full 3d mapping AV system for immersion in the colours and sounds from the video feed, and the superb kitchen/diner has a sound-to-light system built in.

On the first floor, the master bedroom is an impressive size with a well-fitted en-suite, and there are three further bedrooms and two bath/shower rooms. On the second floor, there is a further double bedroom with an en-suite and a walk in closet.

Outside, the rear garden has been attractively landscaped with a patio adjacent to the house, with steps leading down to a level lawn with a children's play area including a two-storey Wendy house, whilst to the front of the property there is ample parking for several cars, an integral garage and a shed to the side of the house, ideal for bikes.









## The area

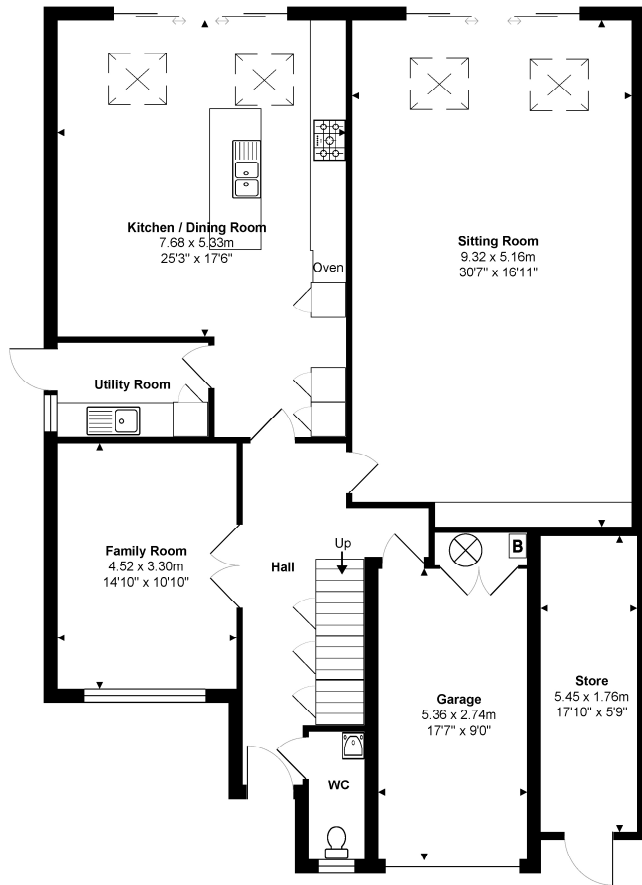
Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.

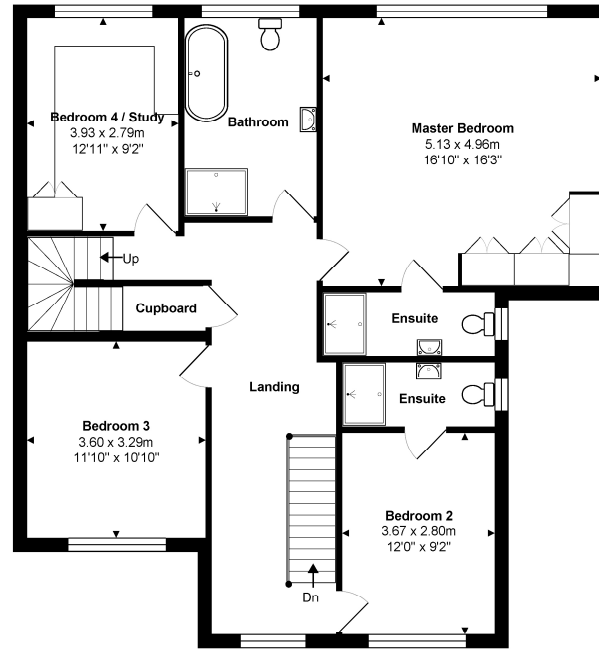




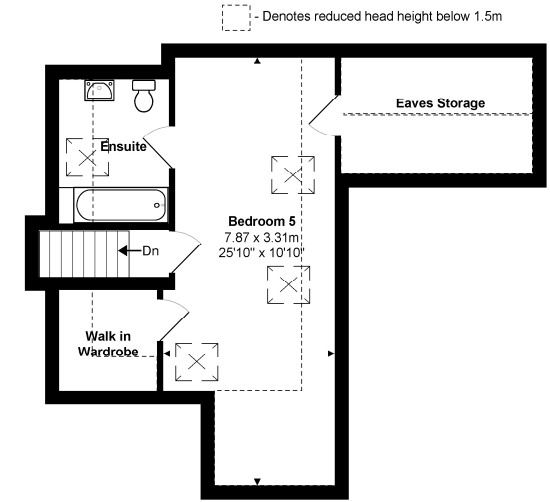




**Ground Floor**  
Approx. Gross Internal Area 139.6 m<sup>2</sup> ... 1502 ft<sup>2</sup>



**1st Floor**  
Approx. Gross Internal Area 101.6 m<sup>2</sup> ... 1094 ft<sup>2</sup>



**2nd Floor**  
Approx. Gross Internal Area 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>

Total Approx. Gross Internal Area 275.7 m<sup>2</sup> ... 2968 ft<sup>2</sup> (excluding store, eaves storage)

All measurements are approximate and for display purposes only. Not to scale. [www.energysassuk.com](http://www.energysassuk.com)





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

